



Minutes of Meeting

Meeting No. 185

Date	Thursday, 1 May 2025
Venue	9.02 Inparri Kuu Seminar Room, Level 9, 83 Pirie Street and Microsoft Teams
Members	Craig Holden (Chair), Stephanie Johnston, John Stimson, David O'Loughlin, Lisa Teburea and Marc Voortman (Ex Officio)
Apologies	Nil
PLUS Staff	Kate Southcott, Ameya Sawant, Simon Channon, Nadia Gencarelli, Amy Barratt, Chelsea Spangler, Jason Bailey, Rhiannon Hardy, Jessica Koop, Alysse Farnan, Tom Victory

1 GENERAL BUSINESS

1.1 Acknowledgement of Country

The Chair acknowledged the traditional custodians of the land on which the Commission meets, and paid respect to Elders past, present and emerging.

1.2 Welcome and Apologies

The Chair welcomed all in attendance to the meeting.

1.3 Declaration of Conflict of Interest / Gifts and Benefits

Craig Holden confirmed a previously declared conflict of interest in relation to Item 5.1 Site Contamination Development Assessment Scheme – Practice Direction 14 Amendments and will leave the meeting when this item is discussed.

1.4 Chair's Report

The Commission resolved to:

- 1) Approve the designation of this item as Not Confidential (Release Immediately).
- 2) Note the Chair's report as read.

1.5 Member Updates

The Commission noted the Member updates.

1.6 SPC Confidential Minutes for Adoption – 17 April 2025

The Commission formally adopted the SPC Confidential Minutes of the 17 April 2025 meeting.

1.7 Code Amendment Initiation Advice

The Commission noted the Code Amendment Initiation Advice.

1.8 Register of SCAP Appeals

The Commission noted the Register of SCAP Appeals.

2 CORRESPONDENCE

Nil

3 ADDITIONAL RESOURCES

Nil

4 MATTERS FOR ADVICE TO MINISTER

4.1 Code Amendment Initiation Advice to the Minister for Planning – Proposal to Initiate the Port Stanvac Mixed Use Code Amendment

Nadia Gencarelli, Amy Barratt and Chelsea Spangler addressed the Commission.

The Commission resolved to:

- 1) Approve the designation of this item as Not Confidential (Release Delayed), with the meeting papers for the item to be released following final decision by the Minister for Planning (the Minister) on initiation of the Code Amendment.
- 2) Advise the Minister that it:
 - 2.1 Recommends the initiation of the Port Stanvac Mixed Use Code Amendment under section 73(2)vii of the *Planning, Development and Infrastructure Act 2016* (the Act), subject to the following conditions applied under section 73(5)(b) of the Act:
 - a) The Designated Entity seeks approval from the Commission prior to the commencement of community engagement on the draft Code Amendment, to ensure the new sub-zone and Concept Plan are aligned with Code Drafting Principles.
 - b) Except for the creation of a new sub-zone, the scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays or technical and numerical variations provided for under the published Planning and Design Code (the Code) on the date the Amendment is released for engagement.
 - c) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
 - d) Prior to adoption of the Code Amendment, the Designated Entity must demonstrate to the satisfaction of the Minister for Planning that all necessary

agreements or deeds are fully executed as required to secure the funding and/or delivery of all infrastructure required to accommodate the development of the affected area, as proposed by the Code Amendment (to the satisfaction of all relevant infrastructure providers).

2.2 Recommends that MAB Property Developments Pty Ltd be the Designated Entity responsible for undertaking the Code Amendment process.

- 3 Specify that the Designated Entity consults with the following nominated individuals and entities, under section 73(6)(e) of the Act:
- SA Housing Trust
 - Environment Protection Authority
 - Department for Infrastructure and Transport
 - Department for Education
 - Office for Recreation, Sport and Racing
 - Department for Environment and Water including Heritage SA, Green Adelaide, Coast Protection Board, and National Parks & Wildlife Service
 - Department for Energy and Mining
 - Kaurna Yerta Aboriginal Corporation
 - Utility providers including Snowy Hydro, SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
 - State Members of Parliament for the electorates in which the proposed Code Amendment applies.
- 4 Specify the following further investigations or information requirements under section 73(6)(f) of the Act in addition to those outlined in the Proposal to Initiate:
- An updated employment lands market assessment that considers the newly released Greater Adelaide Regional Plan, strategic planning work undertaken by the City of Onkaparinga including the Macroplan Employment Lands Report, and updated future demand trends to the year 2051.
 - An updated Retail Study that reflects the latest forecast dwellings numbers
- 5 Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (**Attachment 1**) and approval letters with conditions (**Attachment 2**).
- 6 Approve and authorise the Chair of the Commission to sign the advice to the Minister as provided in **Attachment 3**.
- 7 Authorise the Chair to finalise any minor amendments to the advice and attachments as required.

5 MATTERS FOR DECISION

5.1 Site Contamination Development Assessment Scheme - Practice Direction 14 Amendments

Craig Holden left the meeting.

In the absence of the Chair, Commission members present appointed Lisa Teburea to Chair this Item.

This item was considered in confidence and is included in the Commission's confidential minutes of the 1 May 2025 meeting.

Craig Holden returned to the meeting.

5.2 Proposed Amendments to the Assessment Panel Member Code of Conduct and state Planning Commission Code of Conduct

Jessica Koop and Alysse Farnan addressed the Commission.

The Commission resolved to:

- 1) Approve the designation of this item as Not Confidential (Release Immediately).
- 2) Note the letter from the Minister for Planning dated 9 April 2025 providing an overview of responses received from Accredited Professionals and Assessment Managers during the consultation period and extending the consultation period for the Commission to provide feedback of proposed amendments to the State Planning Commission Code of Conduct and the Assessment Panel Member Code of Conduct (**Appendix F**).
- 3) Approve and authorise the Chair of the Commission to sign the draft letter to the Minister for Planning (**Attachment 1**).
- 4) Authorise the Chair of the Commission to make any minor and technical amendments to the letter as required.

5.3 Minor Variations Practice Direction 19 for approval

Tom Victory addressed the Commission.

The Commission resolved to:

- 1) Approve the designation of this item as Not Confidential (Release Delayed) – to be released following publication of the final version of Practice Direction 19 (Minor Variations) (PD19), with **Attachment 5** designated as Confidential.
- 2) Endorse the Engagement Report at **Attachment 1**.
- 3) Approve Practice Direction 19 (Minor Variations) at **Attachment 2**.
- 4) Authorise the Chair to sign the notice in **Attachment 3** for publication in the South Australian Government Gazette pursuant to section 42(4)(a) of the Act.
- 5) Authorise the Chair to sign the stakeholder letter in **Attachment 4**.
- 6) Authorise the Chair to send the stakeholder letter to the contact list in **Attachment 5**.
- 7) Authorise the Chair of the Commission to make amendments to **Attachments 1 to 5** including updates to **Attachment 2** as discussed at the meeting including the cumulative impact of multiple minor variations, clarifying timeframe for determination, clarifying the role of referral bodies in determining a minor variation and preparation of accompanying explanatory materials.

6 MATTERS FOR NOTING

Nil

7 OTHER BUSINESS

7.1 Presentation 1: Automated Decision Project

Ameya Sawant and Simon Channon addressed the Commission.

The Commission noted the presentation and discussion.

8 MEETING FINALISATION

8.1 Next Meeting

Thursday, 8 May 2025.

8.2 Confirmation of Minutes and Confidential Minutes

The Commission resolved that the Confidential Minutes of the meeting held today, 1 May 2025, be confirmed as a true and accurate record.

8.3 Meeting Close

The Chair thanked all in attendance and declared the meeting closed at 1:57pm.

Confirmed 1/05/2025



Craig Holden
Chair

Confirmed 1/05/2025



Lisa Teburea
Acting Chair, Item 5.1